

Government of the District of Columbia
ZONING COMMISSION



Zoning Commission Order No. 21

January 21, 1971

ORDERED:

That after public notice and hearing as prescribed by law, the following application for a planned unit development under the provisions of Section 7501 of the Zoning Regulations is found to be in harmony with the intent and purpose of the Zoning Regulations and is approved, in final form, by the Zoning Commission as follows:

Case No. 70-15

Application under Article 75 for final approval of Planned Unit Development of lot 836 in Square 1356 (93,545 square feet) at 4452 MacArthur Boulevard, N.W. Private general psychiatric hospital, Change from R-1-B to R-5-A for entire depth of lot 836, Square 1356,

The final application as submitted complies with the guidelines and standards established by the Zoning Commission on December 11, 1969, after the preliminary review,

The final approval is granted with the following standards:

1. The project will proceed in two stages.
2. Number of stories:
 - a, Stage I - Two (2) stories and basement
 - b. Stage II - One (1) additional story
3. Height of building
 - a, Stage I - 31 feet
 - b. Stage II - 11 additional feet: total 42 feet

4. Lot occupancy (approximate)
 - a, Stage I - .19%
 - b. Stage II - .04%; total .23%
5. Floor Area Ratio (approximate)
 - a, Stage I - 0.47
 - b. Stage II - 0.42; total 0.89
6. Hospital beds provided
 - a, Stage I - 99 beds
 - b. Stage II - 101 beds: total 200 beds
7. Parking (required one space per bed)
 - a, Stage I - 107 spaces - 20 spaces on site and 87 in garage
 - b. Stage II - 73 spaces in garage: total 200 spaces 20 spaces on site and 180 in garage
8. The building should be constructed of a material that will blend into the landscape and the architectural character of the building is to be consistent with the residential and informal character of the neighborhood.
9. The existing tree row along MacArthur Blvd. shall be retained without interruption,
10. Applicant shall convince the Board of Zoning Adjustment that all reasonable efforts have been made to relocate the driveway and service entrance to the kitchen and dining area,

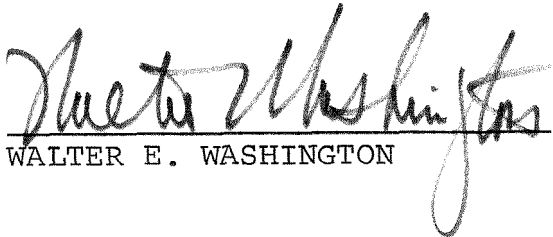
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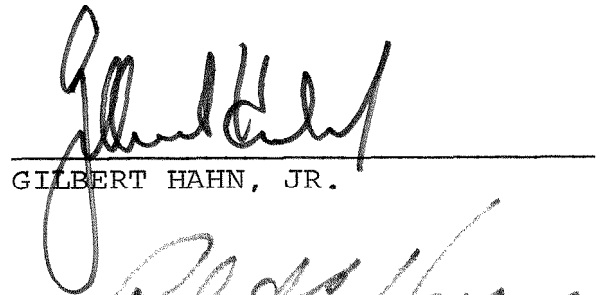
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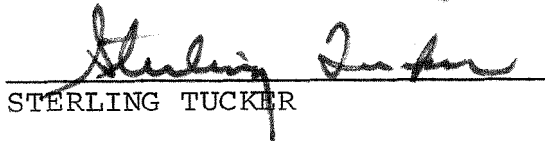
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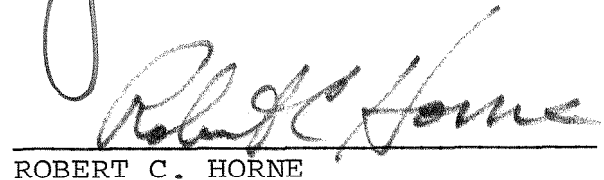
This final approval order shall be valid for two years, unless extended by the Zoning Commission, during which time the applicant shall submit an application for further processing to the Board of Zoning Adjustment in accordance with requirements of Subsection 7501.4.

The map change is not to take effect until plans are filed with the Board of Zoning Adjustment for further processing under the provisions of Article 75 and upon filing with the District of Columbia a covenant insuring compliance with the submitted plans.


WALTER E. WASHINGTON

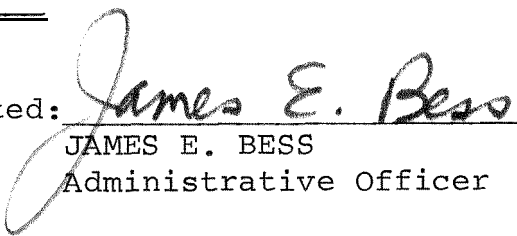

GILBERT HAHN, JR.


STERLING TUCKER


ROBERT C. HORNE

MARIO E. CAMPIOLI

Attested:


JAMES E. BESS

Administrative Officer